

CHAPTER 21-B

OGDEN VALLEY MANUFACTURING ZONE MV-1

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21B-1. Purpose and Intent.

The purpose of the MV-1, Ogden Valley light manufacturing zone is to provide suitable areas that will accommodate the need for light intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring public review and regulation.

21B-2. Permitted Uses.

1. Accessory uses and buildings customarily incidental to a permitted use.
 2. Agricultural Implement repair
 3. Animal hospitals
 4. Carpenter shop, cabinet shop
 6. Contractor's Equipment storage yard, maintenance and repair
 7. Printing, including engraving and photo engraving, blueprinting, photostating and duplication
 8. Public and quasi-public uses
 9. Warehouse, including storage units
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21B-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

1. Automobile repair, auto body and fender work, if conducted within an enclosed building 2001-12
 2. Machine Shop
 3. Public Utility Substations
 4. Sign Painting Shop
 5. Site leveling and preparation for future development.
 6. Water storage reservoir developed by a public agency and meeting the requirements of Chapter 26 of this Zoning Ordinance
 7. Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health, Code of Waste Disposal Regulations.
 8. Welding Shop
 9. Dwelling unit for proprietor or employee, who also serves as night watchman, and his/her immediate family, provided that an additional 3,000 square feet of landscaped area is provided for the residential use. As a Conditional Use, the Township Planning Commission, for the jurisdiction in which the application is made, shall have the discretion to approve either an attached or a detached dwelling, based upon the primary manufacturing use and architectural design to protect the noise levels and privacy of the residents. 2001-27
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21B-4. Site Development Standards.

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| 1. | Minimum lot area | None if connected to a public sewer, 20,000 sq. ft. otherwise. |
| 2. | Minimum lot width | 100 feet of frontage on a dedicated road. |
| 3. | Minimum yard setbacks: | |
| | a. Front | 30 ft. on streets of less than 80 ft. in width; 50 ft. on streets and highways of 80 ft. or more in width |
| | b. Side | none except 20 ft. where adjacent to a residential or agricultural zone boundary and a side yard facing a street on a corner lot. |
| | c. Rear | none except 30 ft. where building rears on a residential or agricultural use or zone . |
| 4. | Building Height | |
| | a. Minimum | one story |
| | b. Maximum | 25 feet |
| | | Conditional Use Permit required if over 25 feet |
| 5. | Lot coverage | 8,000 square feet or by Conditional Use Permit if proposal exceeds 8,000 square feet. |
| 6. | Landscaping | Per Chapter 18C, Architectural, Landscaping and Screening |
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21B-5. Sign Regulations.

Per requirements of Chapter 32 B, Ogden Valley Signs.
